



Estate Agents



Auctioneers

# Lechlade Gardens, Littledown, Bournemouth, Dorset, BH7 7JD

## Guide Price £499,950 – Freehold

**Modern Four Bedroom, Two Bathroom Detached House | Entrance Hallway | Downstairs W/C | Lounge | Dining Room  
Kitchen | First Floor Landing | Master Bedroom with En-Suite | Three Further Bedrooms | Family Shower Room  
Detached Garage with Parking for 4/5 Cars | Rear Garden | No Chain**

This spacious four bedroom, two reception room, two bathroom detached house is set on one of the largest plots on the Littledown development. The house is ideally situated for walks along the River Stour, Iford golf course, Littledown Leisure Centre and Tesco Extra supermarket - as well as having swift access into Bournemouth town centre via the A338; the major employers of JP Morgan and Bournemouth hospital are both within easy walking distance.

Coming to the market for the first time since being built, the house features double glazing, gas central heating, two separate reception rooms, downstairs w/c, modern kitchen, master bedroom with en-suite, three further bedrooms, family bathroom, detached garage with parking for 4/5 cars and a lovely rear garden. Viewing recommended - no chain.

Enter via the front door into the hallway, with turning staircase to the first floor and a useful ground floor cloakroom. The bright and spacious double aspect 19' reception room has a window to the front and then French doors to the garden, there is a separate dining room and a modern 13' kitchen fitted with a good range of wall and base unit, built in oven, hob, fridge/freezer and dishwasher.

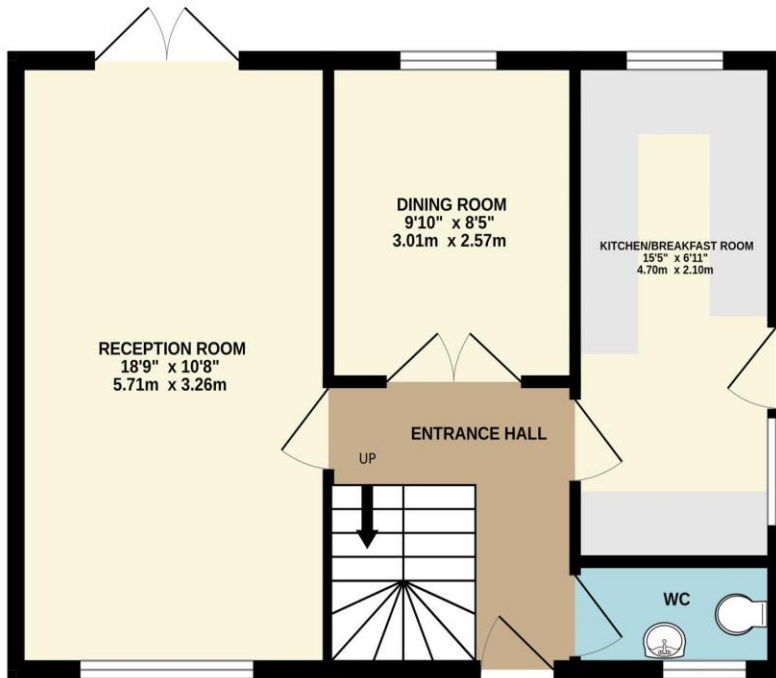
Upstairs there are four bedrooms - the master bedroom has fitted wardrobe cupboards plus its own en-suite shower room and w/c. Bedroom two has a good range of wardrobe cupboards and bedrooms 3 and 4 are also good sizes. The family bathroom has a three piece suite of shower, w/c and basin. Access to loft space via landing.

Outside, the property enjoys a wide frontage with two driveways either side, providing off street parking for approx. 4/5 cars. Detached Garage with up and over door and courtesy door to the garden. Gated side access. Lovely rear garden with patio and large lawn area.

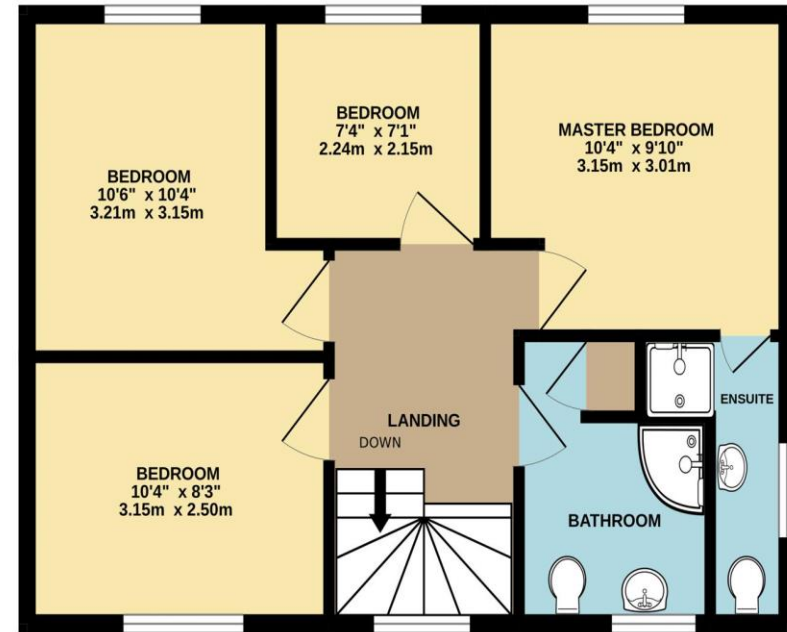




GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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